



# County of San Diego

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July 21, 2014

County of San Diego  
Planning & Development Services  
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San Diego, CA 92123

Attn: Mark Slovick, Project Manager

RE: **MISC-13-031 – Newland Sierra**  
Deer Springs Fire Protection District  
Multiple APNs  
**Preliminary Comments**

Please accept the following County Fire Marshal's Office comments regarding the proposed project based on the limited documents available to us today; therefore the comments are preliminary in nature. More concise comments will be offered as more detailed submittals become available.

We have reviewed the draft Fire Protection Plan prepared by DUDEK, dated June 2014, and the comments provided by the Deer Springs Fire Protection District (DSFPD), dated July 17, 2014. Please accept the following comments:

- Our department concurs with the DSFPD comment that the travel times indicated in the FPP will require additional independent analysis to ensure compliance with the General Plan.
- Though the planning areas each provide two access roads to the main spine roads, some of the compliance points are very close together, creating in effect, a looped road—which would not be within the intent of the code. Planning areas of specific concern are:
  - Mesa
  - Hillside, south-east portion
  - Knolls, eastern portion
  - Valley, eastern portion
- Due to the density of the planning areas, on-street parking should be provided.
- Please revise the discussion regarding gates to include that gates will open automatically upon power failure and be equipped with strobe light activation.

- In an effort to be consistent with General Plan Goal M-1 *Balanced Road Network* and Policy M 1.2 *Interconnected Road Network*, our department requests that N. Twin Oaks Valley Rd. be improved to Public Road Standards from Camino Mayor northerly to Gopher Canyon Rd.
- Sec. 1.3.2.8 Additional Amenities of the FPP: Please revise the discussion regarding Camino Mayor and change “emergency access” to “access”.

Please call or email me if you have any questions or need clarification – (858) 495-5434 or [James.Pine@sdcounty.ca.gov](mailto:James.Pine@sdcounty.ca.gov).

Best regards,



James Pine, Deputy Fire Marshal  
San Diego County Fire Authority  
Public Safety Group

Cc: Chris Amestoy, Fire Chief, DSFPD (via email)